



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: JUL 08 2014

CASE NO.: CPC-2013-551-ZC-CUB-CU-ZAA-SPR
CEQA: ENV-2013-552-MND

Location: 621 631 S. Catalina Street
Council District: 10 – Wesson
Plan Area: Wilshire
Request(s): Zone Change, Conditional Use, Zoning Administrator's Adjustment, Site Plan Review

Applicant: Maxsum Development, Inc.,
Nest on Catalina, LLC
Rep.: Milan L. Garrison, MG Resolutions

At its meeting on May 22, 2014, the following action was taken by the City Planning Commission:

1. **Approved a Zone Change** from the P2-2 and CR-2 Zone to **(T)(Q)C2-2**.
2. **Approved a Conditional Use Beverage** for the on-site sale of alcoholic beverages as an incidental business in or accessory to the operation of hotels or apartment hotels, in conjunction with the proposed apartment hotel restaurant and within each guest room mini-bar.
3. **Approved a Zoning Administrator's Adjustment** from Section 12.21 C.6. (b), to permit a loading space height of 11 feet and 6 inches in lieu of the required minimum height of 14 feet.
4. **Approved the Site Plan Review findings.**
5. **Adopted the attached modified Conditions of Approval.**
6. **Adopted the attached Findings.**
7. **Adopted Mitigated Negative Declaration No. ENV-2013-552-MND.**

Recommendations to the City Council:

1. **Recommend** that the City Council **adopt a Zone Change** from the P2-2 and CR-2 Zone to **(T)(Q)C2-2**.
2. **Recommend** that the City Council **adopt the attached modified Conditions of Approval.**
3. **Recommend** that the City Council **adopt the attached Findings.**
4. **Recommend** that the City Council **adopt Mitigated Negative Declaration No. ENV-2013-552-MND.**

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Dake-Wilson
Seconded: Ahn
Ayes: Ambroz, Cabildo, Choe, Katz, Perlman
Absent: Mack, Segura

Vote: 7 - 0



James K. Williams, Commission Executive Assistant II
City Planning Commission

Effective Date / Appeals: The City Planning Commission's determination regarding the *Zone Change* request is appealable by the applicant only. Any aggrieved party may file an appeal within 20-days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the City Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

FINAL APPEAL DATE: JUL 28 2014

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Conditions, Findings, Ordinance, Maps
City Planner: Debbie Lawrence

DETERMINATION LETTER
CPC-2013-551-ZC-CUB-CU-
ZAA-SPR
MAILING DATE: 07/08/14

Kimberly Park
2855 W. 7th Street
Los Angeles, CA 90005

Debbie Lawrence
City Planner
City Hall, Room 621
Mail Stop 395

Maxsum Development, Inc.
Nest on Catalina, LLC
3435 Wilshire Blvd., Ste. 1190
Los Angeles, CA 90010

Fred Nosrati
611 Catalina
Los Angeles, CA 90005

GIS/Fae Tsukamoto
City Hall, Room 825
Mail Stop 395

Milan L Garrison
3016 E. Colorado Blvd. #5626
Pasadena, CA 91117

Jordan Beroukhim
Council District 10
City Hall, Room 430
Mail Stop #217

FINDINGS

General Plan/Charter Findings

The subject site is located within the area covered by the Wilshire Community Plan adopted by the City Council on September 19, 2001. The Community Plan is part of the City's Land Use Element, which sets forth specific land use requirements and required entitlements for projects in the Wilshire area.

The site is located within the Wilshire Center Regional Commercial Center. It includes a dense collection of high rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, both high-rise and low-rise apartment buildings, as well as the Vermont, Normandie, and Western Metro Red Line subway stations along Wilshire Boulevard. The Regional Center Commercial land use designation allows for the construction of commercial, parking, and high-density multi-family residential uses. Development of the Project would include hotel, apartment and ground floor retail/restaurant uses, which would be consistent with the Regional Center Commercial land use designation.

1. **General Plan Land Use Designation.** The Wilshire Community Plan designates the subject site as Regional Center Commercial with corresponding zones of CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4 and R5. The proposed project will be located in the C2 zone.

Framework Element

The Citywide General Plan Framework Element is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The Element establishes categories of land use -- Neighborhood District, Community Center, Regional Center, Downtown Center, and Mixed-Use Boulevard -- that are broadly described by ranges of intensity/density, heights, and lists of typical uses. The definitions reflect a range of land use possibilities found in the City's already diverse urban, suburban, and rural land use patterns.

The Regional centers are intended to serve as the focal points of regional commerce, identity, and activity. They contain a diversity of uses such as corporate and professional offices, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities and supporting services. The development of sites and structures integrating housing with commercial uses is encouraged in concert with supporting services, recreational uses, open spaces, and amenities. They are typically high-density places whose physical form is substantially differentiated from the lower-density neighborhoods of the City. Generally, regional centers will range from FAR 1.5:1 to 6:1 and are characterized by six- to twenty-story (or higher) buildings as determined in the community plan. Their densities and functions support the development of a comprehensive and inter-connected network of public transit and services.

The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services. The proposed project would be in conformance with several goals of the Framework as described below.

A. *Land Use Chapter, Framework Element: Issue One: Distribution of Land Use* of the Framework Element's Land Use Chapter (Chapter Three) establishes general principles to encourage growth and increase land use intensity around transit nodes, to create a pedestrian oriented environment while promoting an enhanced urban experience and provide for places of employment.

Objective 3.4 of Issue One: Distribution of Land Use: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

The above objectives seek to concentrate commercial development in existing commercial districts and in areas that are able to support such development which are in close proximity to rail and bus transit stations. As conditioned, the Project will be designed in harmony with the existing neighborhood and minimize impacts on neighboring properties. The Project will incorporate measures to reduce impacts to air quality, geology, hazardous materials, noise, and public services for the surrounding community. The character of the area includes a mix of commercial uses, as well as high density residential uses, and the Project's recommended density and height will be compatible with adjacent land uses.

B. Economic Development Chapter, Framework Element

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Objective 7.3: Maintain and enhance the existing businesses in the city.

Objective 7.6: Maintain a viable retail base in the city to address changing resident and business shopping needs.

The construction of a new 75-guest room hotel, 7 apartment units and a ground floor restaurant can help sustain economic growth and maintain a viable retail base in the city. The site currently contains 97 parking spaces in an underutilized surface parking lot. Regional centers, typically, provide a significant number of jobs, and the Project will contribute to this. The development of sites and structures integrating mixed use is encouraged in concert with supporting services, recreational uses, open spaces, and amenities. The hotel is consistent with ongoing redevelopment efforts in the community, and is located in an area well suited to visitor-serving uses. The Project will also add to the Wilshire Center/Koreatown area by providing a use that specifically caters to the business community nearby the site. The Project supports revitalization by developing a surface parking lot with a use that will provide an economic and social benefit to the residential, commercial, and other types of businesses located in the area. The proposed project will generate an additional influx of guests to the area who will likely patronize the various retail and restaurant businesses along the Wilshire Corridor.

Housing Element

Policy 2.1.3: Encourage mixed-use development which provides for activity and natural surveillance after commercial business hours.

Policy 2.1.4: Enhance livability of neighborhoods by upgrading the quality of development and improving the quality of the public realm, including streets, streetscape and landscaping to provide shade and scale.

The Project will provide an increase in the number of hotel guest rooms in an urban setting along with a street level restaurant that is accessible from the street. This project will activate the street by generating pedestrian activity during and after normal commercial business hours. The development will replace currently under-utilized surface parking areas with a building that improves the quality of the public realm with pedestrian-scale design in an urban setting. At the street level the Project proposes a combination of street trees, shrubs and ground cover to enhance the public realm.

Objective 2.3: Encourage the location of housing, jobs, and services in mutual proximity. Accommodate a diversity of uses that support the needs of the City's existing and future residents.

Policy 2.3.1: Encourage and plan for high-intensity residential and commercial development in centers, districts, and along transit corridors, as designated in the Community Plans and the Transportation Element of the General Plan, and provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled in order to mitigate traffic congestion, air pollution, and urban sprawl.

Policy 2.3.3: Encourage the development of new projects that are accessible to public transportation and services consistent with the community plans. Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.

The Project location is well served by a large variety of transit options. The site is located near a major transit corridor, Wilshire Boulevard, which is served by Metro bus lines and DASH routes. The site is also less than a half mile from the Vermont Metro subway station along Wilshire Boulevard. Its proximity to local and rapid public transit routes will facilitate a reduction of vehicle trips and vehicle miles traveled, thus helping to mitigate traffic congestion, air pollution, and urban sprawl. Also, the Project will provide for the development of land use patterns that emphasize bicycle access and use. The proposed project will include bike racks for the commercial uses and secured bicycle storage for the residential tenants.

Transportation Element

The Transportation Element of the General Plan guides development of a citywide transportation system with the goal of ensuring the efficient movement of people and goods. The Transportation Element recognizes that primary emphasis must be placed on maximizing the efficiency of existing and proposed transportation infrastructure through advanced transportation technology, reduction of vehicle trips, and focused growth in proximity to public transit.

The Project will advance numerous policies contained in the Transportation Element. Chief among them are:

Objective 3: Support development in regional centers... major activity areas and along mixed-use boulevards.

Policy 3.12: Promote the enhancement of transit access to neighborhood districts, community and regional centers, and mixed-use boulevards.

Policy 3.13: Enhance pedestrian circulation in ... appropriate locations in regional centers and along mixed use boulevards; promote direct pedestrian linkages between transit portals/platforms and adjacent commercial development through facilities orientation and design.

The Project advances these policies because it will be located within a half mile from an existing Metro subway station and just north of a major transportation corridor that provides substantial public transit opportunities and facilities. The development of the hotel, residential units, and restaurant with an outdoor patio would promote ground floor pedestrian activity and circulation and would create direct pedestrian connections between the new Project and the street, in express conformity with the Transportation Element's policies and objectives. The proposed development contributes to the General Plan's goal to increase development within commercial districts that centralizes both housing and commercial uses while enhancing the accessibility of such uses to public transit.

Land Use Element – Wilshire Community Plan

The Project site is located in the Wilshire Community Plan area, which is one of 35 community plans in the City of Los Angeles. Together, these plans comprise The Land Use Element of the General Plan and regulate how land is to be utilized. Each plan contains goals and policies to guide development in the plan area. The Wilshire Community Plan Area is often spoken of as the Mid-City Section of Los Angeles - the eastern edge of the approximately 2.5-mile wide by 6-mile long plan area is about 6 miles west of downtown Los Angeles, while the western edge abuts the City of Beverly Hills. The area includes about 8,954 acres, which is approximately 3 percent of the total land in the City of Los Angeles.

The Wilshire Community Plan map designates the site for Regional Center Commercial land use with corresponding zones of CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4 and R5. The proposed project is consistent with the existing land use patterns along Catalina Street and Wilshire Boulevard. The Project will advance numerous objectives and policies contained in the Wilshire Community Plan, including:

Residential Policies and Objectives:

Objective 1-2. Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations, and existing bus routes.

Policy 1-2.1 Encourage higher density residential uses near major public transportation centers.

Policy 1.4-3 Encourage multiple family residential and mixed use development in commercial zones.

Commercial Policies and Objectives

Objective 2-1: Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.

Policy 2-1.1: New commercial uses should be located in existing established commercial areas or shopping centers.

Policy 2-1.3: Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

Objective 2-2: Promote distinctive commercial districts and pedestrian-oriented areas.

Policy 2-2.1: Encourage pedestrian-oriented design in designated areas and in new development.

Policy 2-2.3 Encourage the incorporation of retail, restaurant, and other neighborhood serving uses in the first floor street frontage of structures, including mixed use projects located in Neighborhood Districts.

Objective 2-3: Enhance the visual appearance and appeal of commercial districts.

Policy 2-3.1: Improve streetscape identity and character through appropriate controls of signs, landscaping, and streetscape improvements; and require that new development be compatible with the scale of adjacent neighborhoods.

The Project is a six-story apartment hotel located on Catalina Street between Wilshire Boulevard and 6th Street, three blocks west of Vermont Avenue. It will contain 75 guest rooms and seven apartment residential units, with a ground floor restaurant. The Project provides hotel and residential units in close proximity to existing jobs and services. The Project will be located within three blocks from an existing Metro subway station and just north of a major transportation corridor that provides substantial public transit opportunities and facilities.

The Project site is located within the Wilshire Center Regional Commercial Center. It includes a dense collection of high rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, both high-rise and low-rise apartment buildings, as well as the Vermont, Normandie, and Western Metro Red Line subway stations along Wilshire Boulevard. The Regional Commercial land use designation allows for the construction of commercial, parking, and high-density multi-family residential uses. The area contains a variety of high-intensity urban activities in a compact built environment that includes commercial, residential, cultural, recreational, and hotel uses. Accordingly, this Regional Center area is a proper location for hotel development, because it is a focal point of regional interests, commercial stores, other places of entertainment, cultural facilities and government offices. Therefore, the proposed hotel project is appropriate for this area.

The Wilshire Community Plan encourages mixed-use developments in regional and community commercial centers. The Wilshire Community Plan Objective 2-1 encourages the City to preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas. The area contains a variety of high-intensity urban activities in a compact built environment that includes commercial, residential, cultural, recreational, and hotel uses. These diverse uses support balanced community development and create increased interest for a variety of visitors who come to the area.

- 2. Zone Change Findings.** Pursuant to Section 12.32 of the Municipal Code, and based on these findings, the recommended action to rezone the property from P-2 and CR-2 to C2-2 is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The proposed project is a new six-story apartment hotel with 75 guest rooms and seven apartment units, located on Catalina Street, three blocks west of Vermont Avenue, in the Koreatown neighborhood of the Wilshire Community Plan. The development includes 1,564

square feet of retail/restaurant space on the ground floor, a 1,285-square foot fitness center, and 84 on-site parking spaces in one at-grade and one subterranean level. The site consists of three contiguous lots situated on the west side of Catalina Street between 6th Street to the north and Wilshire Boulevard to the south, all of which are currently improved as a 97-space paved surface parking lot. The site is approximately 24,350 square feet and the total project size is 102,099 square feet. The site is zoned P-2 and CR-2 with a General Plan land use classification of Regional Center Commercial. The applicant has requested a Zone Change to C2-2, which would allow for a consistent zoning designation for the entire site.

The proposed Zone Change would lead to a development that would be deemed consistent with public necessity, convenience, general welfare and good zoning practice. The Wilshire Community Plan designates the Project site for Regional Center Commercial uses, which corresponds to the CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4 and R5 Zones. The recommended zone change to (T)(Q)C2-2 is consistent with the General Plan Land Use Designation of Regional Center Commercial, as the C2 zone is one of the corresponding zones. For the C2 zone, the Height District 2 allows unlimited height. The proposed project will be built to a height of 75 feet and an FAR of 4.2.

Mixed-use development is also permitted by-right in commercial areas Citywide, and, therefore the proposed project and the proposed zone change is not only consistent with the existing planned land use but also the surrounding land use development pattern. Additionally, the Wilshire Community Plan supports applicable commercially zoned portions of the Wilshire Center (Commercial areas within the area bounded by 6th Street, Vermont Avenue, 8th Street, and Western Avenue) as mixed-use boulevards and districts. The block in which the site is located currently has a mix of higher density residential and commercial uses.

Public Necessity

The rezoning of the site to accommodate the conditioned project will be consistent with public necessity as it will increase both housing and hotel opportunities in the Wilshire Community of Los Angeles, in close proximity to existing jobs and services. The Project site is located within the Wilshire Center Regional Commercial Center. It includes a dense collection of high rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, both high-rise and low-rise apartment buildings, as well as the Vermont, Normandie, and Western Metro Red Line subway stations along Wilshire Boulevard. The Regional Commercial land use designation allows for the construction of commercial, parking, and high-density multi-family residential uses.

The CR (Limited Commercial) zone expressly allows hotel uses. However, under the development regulations of the CR zone, restaurants as an accessory use are only permitted within an office building, provided that entrances to the restaurant are located inside of the building (LAMC 12.12.2.A.13). The C2 zone allows a ground floor restaurant with an outdoor eating area, such as the one proposed. In order to provide a restaurant use that is typical of other hotel restaurants in this area, it is necessary to have the provisions of the C2 zone, which allow for the proposed layout and desired operations hours. Thus, a zone change to C2 has been proposed. As conditioned, the design of the Project will enhance the neighborhood and will contribute to the activity of the Wilshire commercial corridor.

Convenience

The objectives of the Wilshire Community Plan include providing adequate land for new multiple family residential units and strengthening existing commercial areas and designing new development to be compatible with adjacent residential neighborhoods. Changing the existing zone to the C2 zone will allow for the development of a ground floor restaurant and

hotel mixed use project that complements adjacent neighborhoods. The increase in the number of hotel rooms in this Regional Center Commercial area will encourage the viability of the Wilshire Boulevard corridor. The Public Convenience is also served by centrally locating employment and hotel opportunities in one of the City's Regional Centers.

The development of mixed use projects reduces reliance on the car by locating housing near job centers and shopping destinations. The Project will be located within a half mile from an existing Metro subway station and just north of a major transportation corridor that provides substantial public transit opportunities and facilities. The site is located near many office, retail and restaurant uses. These opportunities increase pedestrian activity, which in turn benefits local businesses and neighborhoods.

General Welfare

The proposed project will promote general welfare of the community by the following:

- Help meet local housing and job needs
- Enhance the sense of community in the area by providing a unique hotel and restaurant use, near substantial public transit opportunities and facilities
- Revitalize an under-utilized site

Good Zoning Practice

The requested Zone Change from P-2 and CR-2 to C2-2 is in substantial conformance with the purposes, intent and provisions of the General Plan, and is consistent with good zoning practice because it will provide for development of a mixed use project that complements both the commercial and residential character of the area. As requested, this zone change would allow for consistent zoning across the site, which is currently zoned CR and P, allowing for better overall site design. The density and project size, with the 4.2:1 FAR, is compatible and consistent with the dense multifamily and commercial uses in the area. The proposed Zone Change will enhance the pedestrian experience, provide new opportunities for commercial development, meet local housing needs, and provide a development compatible with the surrounding area. This would enable the Project to help bring critical investment to the Koreatown area, contributing to an economic environment that fosters entertainment-related uses, increased pedestrian activity, and jobs. The Project represents the creative re-use of an existing, underutilized site, near a major transit corridor.

The proposed Zone Change is consistent with the surrounding uses and development pattern. The surrounding zoning consists of C2-2, CR-2, C4-2 and R5-2. The area is characterized by a mix of multi-family residential and commercial uses. North of the Project site is a 4-story office building zoned C2-2. South of the Project site is an 11-story commercial building zoned C4-2. To the rear of the Project site (west) on Kenmore Avenue is a 6-story apartment complex zoned CR-2. Across from the Project site on Catalina Street is a 2-story apartment building zoned R5-2.

3. **Zoning Administrator Adjustment Findings – Reduced Loading Space Height.** The applicant is requesting a Zoning Administrator Adjustment from following: Section 12.21 C.6. (b), to permit a loading space height of 11 feet and 6 inches in lieu of the required minimum height of 14 feet;

- a. *While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the Project nonetheless conforms with the intent of those regulations.*

The LAMC required loading space height on this particular site cannot be efficiently provided due to the sloping topography and subterranean easement

whereby the MTA subway bisects the property and restricts development from substantial subterranean development. The loading space is provided in the at-grade parking area above the basement level of parking. The underground easement ultimately results in practical difficulty and unnecessary hardship to the feasibility of the Project development of providing a 14-foot high loading space. A slight decrease in the loading height will still allow the project to comply with the intent and purpose of the C2 zone and the goals and policies of the Wilshire Community Plan.

- b. *In light of the Project as a whole, including any mitigation measures imposed, the Project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.*

The LAMC required loading space height on this particular site cannot be efficiently provided due to the sloping topography and subterranean easement whereby the MTA subway bisects the property and restricts development from substantial subterranean development. The loading space is provided in the at-grade parking area above the basement level of parking. The underground easement ultimately results in practical difficulty and unnecessary hardship to the feasibility of the Project development of providing a 14-foot high loading space. Nonetheless, the requested 2.5 foot height deviation would not be detrimental to the functional operations of the proposed apartment hotel use and will not adversely affect or degrade adjacent properties or the surrounding neighborhood.

- c. *The Project is in substantial conformance with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any applicable specific plan.*

The proposed project is a new six-story apartment hotel with 75 guest rooms and 7 apartment units, located on Catalina Street, three blocks west of Vermont Avenue, in the Koreatown neighborhood of the Wilshire Community Plan. The site consists of three contiguous lots situated on the west side of Catalina Street between 6th Street to the north and Wilshire Boulevard to the south, all of which are currently improved as a 97-space paved surface parking lot. The development includes 1,564 square feet of restaurant space on the ground floor, a 1,285-square foot fitness center on the second floor, and 83 on-site parking spaces in one at-grade and one subterranean level. The site is approximately 24,350 square feet and the total project size is 102,099 square feet. The Project itself is consistent with the General Plan Framework Element, Transportation Element, Housing Element, and Wilshire Community Plan.

The Wilshire Community Plan includes several objectives and policies which promote distinctive pedestrian-oriented areas, encourage the improvement of streetscape identity and character, and encourage pedestrian-oriented design and this project is consistent with these objectives and policies. The Wilshire Community Plan designates the site as Regional Center Commercial and the proposed use is compatible with the intended use of the Plan. It provides a regional attraction to the Wilshire Regional Commercial Center which in turn enhances the competitiveness of the Wilshire Community. The granting of the deviation of 2.5 feet will not negatively impact the integrity of the proposed development or prevent the development from having reasonable

accommodations for loading and unloading of merchandise on-site. The loading space is appropriate for an apartment hotel use of this size.

The property is not within the area of any Specific Plan but it is located within the jurisdictional boundaries of the Wilshire Center/Koreatown Redevelopment Area Plan formerly administered by the Community Redevelopment Agency (CRA/LA) and its successor in interest and is subject to review, if applicable, pursuant to the Redevelopment Area Plan. The Redevelopment Area Plan focuses on an array of goals to revitalize the Project area including encouraging economic development and new commercial projects.

- 4. Conditional Use for Alcohol Permit Findings** - Pursuant to 12.24. W1 of the Municipal Code. The Applicant requests a Conditional Use to permit the sales and consumption of alcoholic beverages in conjunction with a ground floor 1,564-square foot restaurant and mini-bars in 75 hotel rooms.

A. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.

Section 12.24.W.1 of the LAMC allows a Conditional Use permit to be granted for the sale and dispensing of alcoholic beverages in the City's commercial and industrial zones. The proposed establishment would be located on property classified in the C2 Zone, which allow restaurant use, retail use, and hotel uses as a matter of right. The Project is located in a Regional Commercial Center, in a highly urbanized setting with a diverse mix of residential, commercial, and entertainment uses. The service of alcoholic beverages in such settings has come to be accepted as a normal and desirable (a) complement to food service in quality restaurants, (b) component of quality retail and specialty retail establishments, and (c) complement to ancillary hotel uses, which typically include various types of alcohol sales such as restaurants, cocktail lounges, room service, catering, boutique shops, and in-room mini-bars.

Since alcoholic beverage service is a common amenity with meal service, and an expected amenity for many patrons, approval of the alcohol sales for the Project will be desirable to the public convenience and welfare. The proposed hotel is in close proximity to major public transit, and the Project intends to provide a hotel in a vibrant area for street life and entertainment within a redeveloped, safe, and secure environment. Therefore, public convenience and welfare will be served by providing alcohol sales within a carefully controlled, mixed-use development and appropriate security measures will be taken.

The installation of in-room mini-bars is a common amenity for the patrons of hotels and is approved as a part of this action. The provision of the full line of alcohol mini-bar will add to the ambiance of the room. With a restaurant in the hotel, it would be common that Room Service would be one of the amenities of the hotel for its customers, and any Room Service provided by the Hotel from its restaurants is permitted to include alcoholic beverages as is common in other hotels.

Project guests and residents will have less need to travel outside the area to accomplish their dining needs, thus aiding in the relief of traffic congestion issues, as well as traffic safety. Of course, those traveling to the location will benefit from the transit service in close proximity.

B. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

Located within an area designated for Regional Center Commercial land use in the Wilshire Community Plan, the Project Site is within the CR-2 and P-2 zones, three blocks west of the Vermont Metro station and just north of Wilshire Boulevard. The proposed project is a new six-story apartment hotel with 75 guest rooms and 7 apartment units, located on Catalina Street, in the Koreatown area of the Wilshire Community Plan. The development includes 1,564 square feet of restaurant space on the ground floor, a 1,285-square foot fitness center, and 84 on-site parking spaces in one at-grade and one subterranean level.

The proposed restaurant that would sell alcohol is suitable for the location and will be in proper relation to the immediate area surrounding the Project Site, which is a mix of office buildings and residential uses. The request for on-site alcohol sales and consumption will be compatible not only with the surrounding uses, but also the Project. It will provide a place for hotel guests and visitors, residents, general area shoppers and visitors, and office workers to eat and drink, contributing to the continued and increasing vitality of the neighborhood. Alcohol sales are complementary to these various uses, have come to be expected, and contribute to the popularity of the establishments and locations. Additionally, the Project's hotel room mini-bars are typical of this type of boutique hotel, wherein many patrons are likely to stay for an extended period of time.

The proposed zone change from P-1 and CR-1 to C2-1 would provide a more cohesive pattern of zoning that already exists along this portion of Catalina Street. The Project site consists of 97 surface parking spaces. The change to a hotel use is appropriate in relation to the adjacent uses and will provide a service that is beneficial to the tourist industry and businesses in the community. The proposed hotel is located within the Regional Center Commercial land use designation and the building height and arrangement is consistent with the surrounding development as defined in the General Plan Framework Element. As the Project is located adjacent to Wilshire Boulevard, a designated Major Highway, the proposed use is in accordance with Wilshire Community Plan goals to increase development that encourages pedestrian-oriented activity within established commercial centers that is accessible by public transit.

While there are incompatible uses, such as schools, churches and parks, within 1,000 feet of the Project, the alcohol sales are incidental to the food service provided by the hotel restaurant and permitting alcohol sales on the Project Site will not be detrimental to the development of the community. Vehicular access into the parking structure will be provided via a driveway off Catalina Street (with a valet pick-up and drop-off) and with self-parking. Pedestrian access will be provided via a lobby entrance and an entrance off Catalina Street. The restaurant will be positioned around an outdoor dining/patio area connected to the restaurant on Catalina Street that would activate the street. Further, the Project Site is easily accessible for various forms of public transit.

A Plan Approval for the establishment is required, pursuant to Condition of Approval 1 to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in: a) a proposed ground-floor restaurant; and b) in-room alcohol access cabinets (mini-bars) accessory to the 75 hotel rooms.

Alcohol sales will not be detrimental to the character of development in the immediate neighborhood. The hotel and the opening of the restaurant with alcohol sales will add an

additional sit down, low turnover restaurant to the area. The provision of alcohol in in-room mini-bars will also not be detrimental to the immediate neighborhood. The provision of mini-bars is common in most hotels in the central Los Angeles area, and the Project would be putting itself in a competitive disadvantage if it could not provide such a service.

The Project is envisioned to provide convenient access to goods and services for visitors, as well as people who live and work in the area. The hotel and restaurant will add vitality to a currently underutilized property. The permits for alcohol will enhance the character of development in the surrounding neighborhood by providing a high-quality, mixed-use development with incidental alcohol sales located near many public transit opportunities.

A number of Conditions of Approval are included in this report, to ensure that the establishment will not adversely affect or further degrade the surrounding neighborhood, or the public health, welfare and safety. . To ensure that the establishment is evaluated based on character and circumstances so as to not be materially detrimental to the immediate neighborhood, it will be required to undergo a Plan Approval, as required in Condition of Approval 1. This process allows for a comprehensive review with input from the tenant, the Police Department, the Fire Department, the Council office, and other interested parties. Security plans, floor plans, seating limitations, and other recommended conditions, as well as the mode and character of the operation, can be addressed and assured through the imposition of establishment-specific conditions.

C. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

Alcohol sales at this location will be harmony with the various elements and objectives of the General Plan. Located within the Wilshire Community Plan area, the Project Site is designated for Regional Center Commercial land use, with corresponding zoning classification of C2-2. The proposed alcohol sales establishment is permitted in the Commercial zone with Conditional Use permits, as requested. The Community Plan seeks to *"encourage strong and competitive commercial sectors which promote economic vitality."* (page III-9).

The Wilshire Center Regional Commercial Center is approximately 100 acres in size. It includes a dense collection of high rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, and both high-rise and low-rise apartment buildings. The Regional Commercial Center includes Wilshire Boulevard in the eastern central portion of the Plan Area and is generally bounded by 3rd Street on the north, 8th Street on the south, Hoover Street on the east, and Wilton Place on the west. The Regional Commercial Center includes the Vermont, Normandie, and Western Metro Red Line subway stations along Wilshire Boulevard. Wilshire Center is designated in both the General Plan Framework Element and on the Community Plan Land Use Diagram as a Regional Commercial Center. Additionally, the Plan supports applicable commercially zoned portions of the Wilshire Center (Commercial areas within the area bounded by 6th Street, Vermont Avenue, 8th Street, and Western Avenue) as mixed-use boulevards and districts.

The Wilshire Community Plan supports the area as a mixed-use district (page III-9) and aims to encourage well planned and integrated mixed use developments in designated commercial areas which have the potential to benefit from pedestrian oriented

development. In addition, the proposed Conditional Uses will be consistent with a number of specific objectives and policies contained in the Community Plan. The request for alcohol at the Project Site will be consistent with this goal through the creation of a mix of retail uses that would attract a variety of users

Objective 2-1: Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas

Policy 2-1.1: New commercial uses should be located in existing established commercial areas or shopping centers.

Policy 2-1.3: Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

Objective 2-2: Promote distinctive commercial districts and pedestrian-oriented areas.

Policy 2-2.1: Encourage pedestrian-oriented design in designated areas and in new development.

Policy 2-2.3: Encourage the incorporation of retail, restaurant, and other neighborhood serving uses in the first floor street frontage of structures, including mixed use projects located in Neighborhood Districts.

Objective 2-3: Enhance the visual appearance and appeal of commercial districts.

Policy 2-3.1: Improve streetscape identity and character through appropriate controls of signs, landscaping, and streetscape improvements; and require that new development be compatible with the scale of adjacent neighborhoods.

GOAL 3F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

Alcohol sales are a key component of the proposed Project and will allow the hotel and restaurant to be competitive with similar uses in the neighborhood and the City's other Regional Centers. Furthermore, the Conditional Uses will permit the proposed hotel mini-bars, which are standard amenities in competitive boutique and extended stay hotels.

The proposed Project is located in a highly urbanized setting with a diverse mix of residential, commercial, business and entertainment uses. The service of alcoholic beverages in such a setting has come to be normal and desirable and will be a key element to attracting high-profile office and retail tenants consistent with other tenants in the Wilshire Center. The request will provide for better activation of the street frontage which will not degrade any adjacent properties but in fact will enhance pedestrian activity and streetscape.

The Framework Element of the General Plan encourages development that “accommodate[s] a broad range of uses that serve the needs of adjacent residents, promote[s] neighborhood and community activity...and are...desirable places in which to...work and visit, both in daytime and nighttime.” Alcohol consumption can simply offer another option for a wide range of activities on the site and as a leisure pursuit can cultivate community activity.

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Objective 7.3: Maintain and enhance the existing businesses in the city.

Objective 7.6: Maintain a viable retail base in the city to address changing resident and business shopping needs.

The above objectives seek to concentrate commercial development in existing commercial corridors and in areas that are able to support such development which are in close proximity to rail and bus transit stations. The construction of a new 75-guest room hotel, 7 apartment units and a ground floor restaurant café can help sustain economic growth and maintain a viable retail base in the city, on a site that currently contains 97 parking spaces in underutilized surface parking areas. The development of sites and structures integrating housing with commercial uses is encouraged in concert with supporting services, recreational uses, open spaces, and amenities. Regional centers, typically, provide a significant number of jobs.

Additional Findings for Alcohol Permits.

D. The proposed use will not adversely affect the welfare of the pertinent community.

The sale of alcoholic beverages will not adversely affect the economic welfare of the community. The establishment serving alcoholic beverages will be a part of a carefully controlled hotel development. When a tenant is identified for the restaurant space, the establishment will be required to apply for a Plan Approval, as Conditioned in Condition of Approval 1. Security plans, floor plans, seating limitations, and other recommended conditions, as well as the mode and character of the operation, will be addressed and assured through the imposition of establishment-specific conditions in addition to the Conditions required as part of this grant. This will allow for further evaluation and measures to ensure that the establishment will not adversely affect the welfare of the community.

The area surrounding the Project Site is a mix of office and residential buildings. The request for on-site alcohol sales will be compatible with the surrounding uses, providing a place for residents, hotel guests and visitors, general Koreatown visitors, shoppers, and office workers to eat, drink, socialize, and shop, contributing to the continued economic vitality of the neighborhood. Alcoholic beverage service is an expected amenity with high-end meal service for many patrons, as is the availability of room service and mini-bars in hotel guest rooms. Approval of the Conditional Use will contribute to the success and vitality of the proposed Project, and reinvigoration of the site and vicinity. Approval of alcohol sales will increase the availability of desirable dining for hotel patrons. The Project location is easily accessible in that it is built nearby to an existing subway station with connections to downtown and greater Los Angeles. Finally, the establishment will benefit the City through generation of additional sales tax revenue,

and business license and other fees, and by providing additional short-term and long-term employment opportunities.

- E. *The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.*

According to the local Department of Alcoholic Beverage Control office, in Census Tract No. 2121.01 within which the Project is located, the maximum number of on-site licenses permitted is 2, with 14 existing, and the maximum number of off-site licenses permitted is 1, with 3 existing. The number of permitted licenses is based on the population of the census tract, and in the most recent census update (2010) the population was reported to be 2,507 residents. Therefore, the proposed alcohol-serving establishments will result in an overconcentration of alcohol establishments in the area. However, the subject site is within a Regional Center land use designation where a concentration of licenses is anticipated given the range of uses permitted and encouraged within a Center. The establishment will be located within one self-contained complex and monitored as part of the hotel's security and operational oversight.

While this may appear to be an overconcentration of licenses due to the raw numbers, it should be pointed out that the ABC criteria do not take into account that this is a Regional Center in which restaurants with alcohol service are an expected amenity. The ABC also recognizes that high activity entertainment, retail, government and commercial centers, such as within the Wilshire Regional Center, are supported by a significant visitor/employee population in addition to the resident population base. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. This is reflected in the licensing statistics noted above. Within this urban context, the proposed establishments, permitted to sell and dispense a full line of alcoholic beverages, will be consistent with the character of development in the area. Therefore, it can be reasonably assured that the economic welfare of the community will not be adversely impacted.

A review of the alcohol establishments within 1,000 feet of the Project Site shows that there are 38 establishments: 36 with on-site only sales, and 2 with off-site only sales. According to crime statistics from the Los Angeles Police Department, a total of 162 Part II Crimes (Arrests) were reported during 2013 within Reporting District No. 2027, which has jurisdiction over the subject property. This is more than the 99 reported Part II offences on average, per district City-wide.

Part II Crimes that are related to alcohol consumption include; Drunkenness (18), Disorderly Conduct (0), and DWI related (34). Although these related arrests (52 total) comprise about 32 percent of the total Part II Crimes reported (162) for Reporting District No. 2027, approval of the Conditional Use will not likely contribute to a substantial increase in these types of offences. The Approval of the Conditional Use request will allow for the sale of alcoholic beverages incidental to the hotel use, which is of importance to the successful operation of the hotel and the ability to attract and cater to its desired clientele. Since the restaurant will be part of a carefully controlled, high-

quality development, the service of alcoholic beverages will enhance the quality of the Project Site and surrounding area.

Furthermore, to ensure that the Project will not create detrimental impacts on the surrounding area, the specific details of the establishment will be reviewed pursuant to a Plan Approval, as Conditioned above in Condition of Approval 1. This will allow for a comprehensive review with input from the prospective tenant, the Los Angeles Police Department, the Los Angeles Fire Department, and the City Council office. Security plans, floor plans, seating limitations, and other recommended conditions, as well as the mode and character of the operation, will be addressed and assured through the imposition of site-specific conditions. This extra protection will ensure that no adverse impacts could result due to on- and off-site alcohol sales and consumption.

- F. *The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration of the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds, and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.*

The restaurant will be incorporated into the hotel building and separated from nearby residential uses by distance and physical development. The site itself is located across the street from the R5 Zone. However, the area contains a mix of commercial, office, residential, hotel and surface parking uses. Because the R5 Zone in the Wilshire Community Plan is a corresponding zone in the Regional Center Commercial Land Use designation, the provision of restaurants and hotels nearby these zones are expected within the Community Plan. The Regional Center Commercial land use category encourages commercial uses, including hotels and higher density residential uses. However, alcohol is only permitted through a Conditional Use permit.

The nearest park to the site is Robert F. Kennedy Inspirational Park in the 3300 block of Wilshire Boulevard. Also included in the immediate area of the site are a number of churches and schools. This grant has placed numerous conditions on the proposed project to minimize potential impacts and possible nuisances for the surrounding area. The Conditions placed on the restaurant alcohol use will make the operator accountable to the sensitive uses within the area. The sale of alcohol in the mini-bars of the individual hotel guest rooms is appropriate in that it is convenient for hotel patrons, consistent with the operation of numerous other hotels in the area which are permitted to sell and dispense of alcoholic beverages in mini-bars in their guest rooms and is not an unusual request in association with this type of use. Therefore, it can be concluded that the proposed use, conducted in full compliance with the Conditions of approval, will not detrimentally affect nearby sensitive uses.

The Project will not be detrimental to the character of development in the immediate neighborhood. Although there are no single family homes there are residentially-zoned communities within a 600-foot radius of the Project Site, including 21 multi-family residential uses, and three condominium developments. There are three churches and 11 schools within a 600-foot radius of the Project Site. However, no detrimental effects should be expected from the Project.

The sale of alcoholic beverages is of importance to operators of restaurants to attract and cater to their clientele. The establishment will be part of a high-quality, mixed-use development and all alcohol service will be within a carefully controlled environment served by responsible operators. Conditions of Approval 1 through 23 ensure that.

5. Site Plan Review Findings

The applicant is requesting a Site Plan Review for a project which results in an increase of 50 or more residential units.

- a. *The Project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.*

The proposed project is a new six-story (75 feet) apartment hotel with 82 units, including 75 hotel guest rooms and 7 apartment units. The development includes a 1,564-square foot restaurant on the ground floor, a 1,285-square foot fitness center on the second floor, and 83 on-site parking spaces in one at-grade and one subterranean level. The site consists of three contiguous lots situated on the west side of Catalina Street between 6th Street to the north and Wilshire Boulevard to the south, all of which are currently improved as a 97-space paved surface parking lot. The site is approximately 24,350 square feet and the total project size is 102,099 square feet. The site is zoned P-2 and CR-2 with a General Plan land use classification of Regional Center Commercial.

The Project is located within the Wilshire Community Plan area, which designates the Project site for Regional Center Commercial use. The Regional Center Commercial land use category corresponds to the CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4 and R5 Zones. The recommended zone change to (T)(Q)C2-2 is consistent with the General Plan Land Use Designation of Regional Center Commercial, as the C2 zone is one of the corresponding zones. For the C2 zone, the Height District 2 allows unlimited height. The proposed project will be built to a height of 75 feet and an FAR of 4.2.

The Project site is located within the Wilshire Center Regional Commercial Center, which is described as "a dense collection of high rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, and both high and low-rise apartment buildings." This Center also includes the Vermont, Normandie, and Western Metro Red Line subway stations along Wilshire Boulevard. The Regional Commercial land use designation allows for the construction of commercial, parking, and high-density multi-family residential uses. The area contains a variety of high-intensity urban activities in a compact built environment that includes commercial, residential, cultural, recreational, and hotel uses. These diverse uses support balanced community development and create increased interest for a variety of visitors who come to the area. Therefore, the proposed hotel project is appropriate for this area.

One of the long-term goals of the General Plan is to encourage commercial development within designated Regional Centers and the proposed project as it relates to use, design, size and height is consistent with the plan's vision for these areas. As such, the Framework Element of the General Plan encourages development that "*accommodate[s] a broad range of uses that serve the needs of adjacent residents, promote[s] neighborhood and community activity...and are...desirable places in which to...work and visit, both in daytime and nighttime.*" The Project furthers several General Plan objectives, including encouraging infill projects and locating new development near public transit and shopping, services and employment. The Project represents the creative re-use of an existing, underutilized site, near a major transit corridor.

- b. *The Project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.*

As detailed above, in the General Plan Text Findings section, the proposed project as conditioned is in compliance with the Land Use Chapter and Economic Development Chapter of the General Plan Framework; the Transportation Element; the Housing Element; and the Land Use Element–Wilshire Community Plan. The site is not located within a Specific Plan.

The Wilshire Community Plan includes several objectives and policies that promote distinctive pedestrian-oriented areas, encourage the improvement of streetscape identity and character, and encourage pedestrian-oriented design and this project is consistent with these objectives and policies. The intent of mixed use development is to provide housing in close proximity to jobs and services, to reduce vehicular trips, traffic congestion and air pollution, and to stimulate vibrancy and activity in pedestrian-oriented areas. The proposed project will consist of a development that is complementary to the neighborhood. These policies encourage established commercial sectors to promote economic vitality while serving the needs of the Wilshire Community.

The Project is consistent with many of the Urban Design Policies for individual projects in the Wilshire Community Plan that are intended to ensure that new projects are compatible with existing and future development on neighboring properties.

Commercial Areas - Site Planning: Structures shall be oriented toward the main commercial street where a parcel is located and avoid pedestrian/vehicular conflicts by:

- 1) *Provide front pedestrian entrances for businesses which front on main commercial streets, with building facades and uses designed to promote customer interest, such as outdoor restaurants and inviting public way extensions.*

The commercial portion of the proposed project locates a restaurant at street level on Catalina Street, with an entrance from the restaurant patio and another one from the hotel lobby. The proposed building enhances the pedestrian realm through the use of transparency in storefronts and entryways. The majority of the ground floor is transparent and proposed for lobby area, common area and restaurant uses. As designed, the hotel entrance is accessed from a direct lobby entrance as well as from the restaurant. As conditioned, the pedestrian entrances shall remain accessible during business hours.

- 2) *Prohibit driveway openings, or garage or parking lot entries in exterior frontage walls of buildings, or between frontage buildings, unless the Los Angeles Department of Transportation determines that driveways cannot be practically placed elsewhere.*

Two driveways are proposed along the frontage street. The northerly driveway accesses the basement level while the southerly driveway accesses the ground level. The participant architects of the Professional Volunteer Program (PVP) recommended the elimination of one driveway. However, the applicant has stated that this would create the need for another ramp to allow access to the basement level, which would structurally limit circulation between the ground level and the basement parking. The intent is to preserve the pedestrian character of the façade, and the two driveways comprise more than one-third (roughly 38 percent) of the Catalina Street frontage. Therefore, the Project has been conditioned to provide one driveway.

- 3) *Encourage pedestrian-only walkway openings, or entries (require at least one ground floor pedestrian entry), in exterior frontage walls of buildings, or between frontage buildings to plazas or courtyards with outdoor dining, seating, water features, kiosks, paseos, open air vending, or craft display areas.*

Pedestrian access to the hotel lobby is provided from the entrance driveway. The Project will be conditioned to provide enhanced paving treatment to create a safety buffer between the driveway area and the pedestrian entrance to the hotel and restaurant patio.

Pedestrian walkways are provided to allow access to and from the subterranean parking area of the Project to the hotel and residential units. Clearly marked pedestrian access-ways are also integrated into the Project area and connect to the commercial area.

- 4) *Provide underground new utility service, including Internet services. Screen all mechanical and electrical equipment from public view. Screen all rooftop equipment and building appurtenances from public view. Require the enclosure of trash areas behind buildings for all projects.*

New utilities will be provided as required by individual service providers and current regulations. All mechanical and electrical equipment, as well as rooftop equipment and building appurtenances, will be screened from public view. The trash area, as well as the loading area, will be located within the building and accessed from the driveway entrance on Catalina Street.

Commercial Areas - Pedestrian-oriented, Building Height, and Design

- 5) *For building frontages, require the use of offset building masses, recessed pedestrian entries, articulations, and surface perforations, or porticoes. Also require transparent windows (non-reflective, non-tinted glass for maximum visibility from sidewalks into building interiors). Also require recessed doors, entryways or courtyards, decorative planters, pedestrian scale murals or public art, mosaic tiles, or other means of creating visual interest, to break up long, flat building facades and free-standing blank walls greater than ten feet wide.*

To engage the street, the front façade along Catalina Street includes architectural façade elements constructed from stone veneer, fixed glazing, exterior plaster and corrugated metal panels. Along the primary frontage of the building, there are large rectangular aluminum frame elements that create the primary articulation on the façade. The ground floor level along Catalina Street has stone veneer at the base of the building to help anchor the building to the site visually. At the street level the Project proposes a combination of street trees and terraced landscaping around the patio.

- 6) *Require each new building to have a pedestrian-oriented ground floor, and maximize the building area devoted to ground level display windows and display cases, store front glass, doors, windows and other transparent elements on front facades to afford pedestrian views into retail, office, and lobby space, and those building surfaces facing rear parking areas.*

The pedestrian nature of the neighborhood and proximity to public transit make it an ideal location for a mixed-use building with a ground floor restaurant component. The restaurant space and lobby are treated with transparent glass windows and doors. For the front façade facing Catalina Street, the combination of glass and storefront glazing, stone veneer, exaggerated aluminum frame windows and corrugated metal panel is intended to reflect architecturally, the recent modern developments around the Koreatown neighborhood. The building is articulated with stone surface on the ground floor at the base of the building to help anchor the building to the site visually.

The Project massing consists of distinct elements. The proposed mixed-use structure is approximately 75 feet in height and consists of six stories. Variations in elements and materials are utilized to break up the façades on all four sides. These architectural elements clearly define the residential levels above the ground floor. The integration of the restaurant patio terracing element creates a visually interesting environment for pedestrians along Catalina Street. The second level garden area incorporates a diverse cross section of trees, plants, and landscaping materials to create pedestrian-scale walkways and seating areas. As conditioned, removal of the second driveway would enable about 21 feet in frontage to serve pedestrians and users with additional ground floor window or restaurant/patio seating.

- 7) *Require each new building to have building frontage on the floor immediately above the ground floor to be differentiated from the ground floor by recessed windows, balconies, offset planes, awnings, or other architectural details, but on buildings with pedestrian walkway openings, require continuity of an architectural feature on the facade, to retain continuity of the building wall at the ground floor. Provide color, lighting, and surface texture accents and complementary building materials to building walls and facades, consistent with neighborhood adjacent architectural themes. Maximize the applications of architectural features and articulations to building facades.*

The building frontage draws reference to a contemporary design. This interpretation provides a differentiation between the ground floor and upper floors of the Project. Vertical elements of corrugated metal punctuated by boxed groupings of rectangular aluminum frame elements along with recessed windows create the primary articulation on the façade.

To engage the street, the front façade along Catalina Street includes architectural façade elements constructed from stone veneer, fixed glazing, exterior plaster and corrugated metal panels. The ground floor level along Catalina Street has stone veneer at the base of the building to help anchor the building to the site visually. The Project has been conditioned to incorporate non-reflective corrugated metal materials.

- 8) *Integrate landscaping within pedestrian-friendly plazas, green space, pocket parks, and other open space compliments.*

Landscaping for guests and residents is provided on the second level with a 3,375 square-foot garden hosting a diverse cross section of trees, plants, and landscaping materials to create pedestrian-scale open space in an urban setting. At the street level the Project proposes a combination of street trees and landscaping.

Commercial Areas – Light and Glare

- 9) *Install on-site lighting along all pedestrian walkways and vehicular access ways. Retail shops shall have well-lit entries with directly accessible pedestrian access from the sidewalk, located at frequent intervals, with well-lit exterior frontages. Shield and direct on-site lighting down onto driveways and walkways, away from adjacent residential uses.*

The Project ground floor contains 1,564 square feet of commercial space that has been allocated for a restaurant with a patio. The Project has been conditioned to provide appropriate lighting at pedestrian entries, which shall shielded from neighborhood residents.

- c. *The residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.*

The Project is consistent with many of the Urban Design Policies for individual projects in the Wilshire Community Plan that require recreational and service amenities to improve habitability for its residents. The Project is designed and conditioned to provide a pedestrian-friendly experience along Catalina Street as well as provide for open space amenities for hotel guests and residents. The Project incorporates new open space, including a second level garden of 3,375 square feet. The Project also includes a 1,285 square-foot fitness center to provide recreational and service amenities that improve habitability for guests and residents.

6. CEQA Findings

A Mitigated Negative Declaration (ENV-2013-0552-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt that the Mitigated Negative Declaration, imposed the conditions shown in that document on this approval.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Los Angeles Municipal Code Section 12.32 G, the (T) Tentative Classification shall be removed by the recordation of a final tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approvals or guarantees provided to the Planning Department for attachment to the subject City Plan case file.

1. Dedication Required:

Catalina Street (Local Street) – None.

2. Improvements Required:

Catalina Street – Repair any broken, off-grade or bad order concrete curb, gutter and sidewalk and upgrade all driveways to comply with ADA requirements. Close any unused driveways with standard curb height, gutter and sidewalk.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

The Los Angeles Department of Transportation (LADOT) may have additional requirements for dedication and improvements.

3. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk and through curb drains or connections to catch basins.
4. Sewer lines exist in Catalina Street. Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7050.
6. Submit shoring and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating adjacent to the public right-of-way (213) 482-7048.
7. **Parking/Driveway Plan.** Prior to the issuance of any building permit, the applicant shall submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Notice: Certificates of Occupancies for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.

CONDITIONS OF APPROVAL (Alcoholic Beverages)

The conditional use authorization granted herein for the sale of alcoholic beverages for on-site consumption shall be limited to a total of two (2) licenses to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in: a) a proposed ground-floor restaurant; and b) in-room alcohol access cabinets (mini-bars) accessory to the 75 hotel rooms upon the following additional terms and conditions:

1. **Alcohol Use—Plan Approval Required.** The future operator of the restaurant must file a "Plan Approval" application to allow the City of Los Angeles to review the "mode and character" of the restaurant.
2. Establishments for the sale of a full line of alcohol for on-site consumption shall be limited to One (1) hotel restaurant and in-room alcohol access mini-bars (one mini-bar per hotel guest room).
3. **Additional Corrective Measures.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Department of City Planning to impose additional corrective conditions if the Director of Planning determines such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. Within six months of the date of this determination and within six months of hire, all personnel acting in the capacity of a manager of the premises and all personnel who serve alcoholic beverages shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months.
5. No employees, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
6. No booth or group seating shall be installed that completely prohibits observation of the occupants.
7. A minimum of one state licensed security officer for each establishment except for hotel guest room mini-bars), under the control of the respective property owner or operator of the establishment, shall be provided. Security personnel shall monitor and patrol the restaurant area. Security personnel shall be on duty during the hours of operation of the establishment and shall also be on duty thirty minutes after closing of the establishment. The security personnel shall also patrol parking areas serving this establishment to prevent any unusual disturbances within the Project site and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Project site.
8. The LAPD shall be notified of special events 30 days in advance.
9. The Applicant, in conjunction with LAPD, shall submit a security plan for review and approval by the Zoning Administrator. Such plan must be approved prior to sale of alcohol on the property.

10. Recommendations of the Fire Department relative to fire safety shall be incorporated into all building plans, to the satisfaction of the Fire Department.
11. The Project shall include appropriate security design features for semi-public and private spaces, which may include, but shall not be limited to: access control to buildings; security parking facilities; walls/fences with key security; lobbies, corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.
12. The Applicant shall provide Project plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the Project.
13. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.
14. A copy of these conditions shall be retained at all times on the premises in the establishment that serves alcoholic beverages (retained centrally for hotel guest rooms with mini-bars) and shall be produced immediately upon the request of the Director of Planning or the LAPD.
15. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.
16. The Applicant shall ensure that no alcoholic beverages which are purchased within the Applicant's establishment are consumed on any property adjacent to the licensed premises that is under the control of the Applicant.
17. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment that is under the control of the Applicant.
18. All public telephones shall be located within the interior of the establishment structure. No public phones shall be located immediately adjacent to the exterior of the premises under the control of the establishment.
19. The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.
20. The following conditions shall apply only to the restaurant:
 - a. Live Entertainment activities, D.J., or Karaoke, shall not be permitted.
 - b. There shall be a full-service kitchen and a full menu.
21. Sales of alcohol for off-site consumption shall be prohibited.